



City of Santa Barbara
Airport Department

DATE: June 20, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Accurate Aviation Group, Inc.

RECOMMENDATION:

That Commission recommend City Council approval of a seven-year Lease Agreement with Accurate Aviation Group, Inc., a California Corporation, for two maintenance hangars of 3,000 and 3,500 square feet, respectively, 54,471 square feet of ramp space, and associated parking, at 101 Cyril Hartley Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$6,202, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Accurate Aviation, Inc. has been an Airport tenant since August 1, 2006. Accurate is the designated aircraft maintenance operator for Atlantic Aviation with a repair station in Hangar 5, at 204 Wm. Moffett Place. They also lease storage space in Building 122 at 302 Wm. Moffett Place. They now propose to lease two hangars, ramp space and vehicle parking at 101 Cyril Hartley Place for operation of a general aviation maintenance shop, in addition to their other facilities.

The proposed monthly rental is based on a rate of \$.054 per square foot for ramp space associated with the maintenance operation, \$.71 per square foot for tie-down spaces, \$.429 per square foot for hangar space, \$.94 per square foot for office space, and \$.08 per square foot for vehicle parking, and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, Accurate will pay all charges for utilities including \$80.54, or the metered amount, whichever is greater for water, and \$36.86 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map